BOOK 4818 PAGE 138

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,100.00

Phillip M. Denning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May 1974.

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Denning (NAME)	Guaranty Mortgage Company (NAME)	90-12
546 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	335
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Drinkwine and wife, Janice T. Drinkwine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip M. Denning and wife, Deborah L. Denning

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 26 of the Charlotte Park Annex, as of record in Book 3700, page 49, said Register's Office.

SAID Lot No. 26 fronts 60 feet on the easterly side of Annex Avenue, and extends back 106.9 feet on its northerly line, 147.38 feet on its southerly line, to a dead line, measuring 72.6 feet thereon.

BEING the same property conveyed to Robert L. Drinkwine and wife, Janice T. Drinkwine by deed from James F. Lattanzi and wife, Betty Lou Lattanzi of record in Book 4462, page 407, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 546 Annex Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of May, 19 74

Robert L. Drinkwine

Janice T. Drinkwine

STATE OF TENNESSEE
Davidson County

BOOK 4818 PAGE 139

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Drinkwine and wife, Janice T. Drinkwine

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of May 19 74

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT L. DRINKWINE AND WIFE,

JANICE T. DRINKWINE

TO

PHILLIP M. DENNING AND

WIFE, DEBORAH L. DENNING

C 5 5 5 5 9

IDENTIF. REFERENCE

MAY 23 10 48 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY23⁷⁴	CONV	19,100.00			
MAY23⁷⁴	S'TAX		A*	49.66	
MAY23⁷⁴	PR'FEE		A*	.50	
MAY23⁷⁴	W'DEED		A*	4.00	* 54.16